



64 Winters Way, Bloxham, Banbury, Oxon OX15 4QS
£260,000

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings





Well presented two bedroom village home

Entrance hallway | Living/dining room | Refitted kitchen | Two double bedrooms | Refitted bathroom | South facing landscaped rear garden | Single garage | Parking

Located in the ever popular village of Bloxham, is this well-presented two bedroom village home. The property benefits from a refitted kitchen, spacious living/dining room, two double bedrooms and a refitted bathroom. Outside there is a south facing landscaped rear garden backing onto a picturesque stream.

Ground Floor

Entrance via UPVC double glazed door to entrance hallway.

Entrance hallway: Laminate wood flooring. Radiator. Understairs storage cupboard with power, currently used to house dryer.

Kitchen: Refitted with a range of base and eye level units. Laminate wood affect worktop. Built-in sink unit. Built-in oven with 4 ring electric hob and extractor hood above. Tiling to splashback areas. Space and plumbing for washing machine and full height fridge freezer. Laminate wood flooring. Large UPVC double glazed window to the front aspect. Wall mounted trip switch fuse box.

Living/dining room: Space enough for sofa suite and dining table and chairs. Laminate wood flooring. Radiator. UPVC double glazed window and double doors lead to garden.

Door to stairwell.

First floor

Landing: Access to all first floor accommodation. Airing cupboard housing combination boiler. Access to loft which is boarded.

Bedroom one: Spacious double bedroom with large UPVC double glazed window that overlooks the rear garden and stream. Radiator. Built-in wardrobe.

Bedroom two: Double bedroom with UPVC double glazed window to the front aspect. Radiator.

Bathroom: Refitted white suite comprising low level WC, wash hand basin and panel bath with electric shower over. Fully tiled walls. Heated towel rail. UPVC double glazed obscured window to the front aspect.

Outside

Plum slated front garden with pathway leading to front door. There is ample on-road parking, a **single garage** with metal up and over door and **allocated parking** outside the garage.

Rear garden: South facing garden measuring approximately 40 ft with an additional piece of garden to the very rear. Large decking area with in-built lighting, steps lead down to the second part of the garden which is mostly laid to artificial grass with raised flower and shrub borders. Timber built shed in the garden that has power, currently houses an additional fridge for the owners. The garden itself is enclosed by a timber panel fencing with a gate at the rear, which leads to a public footpath. Beyond that is an area that is owned by the owners, which looks onto the stream, various residents in the area have used this to make a seating area.

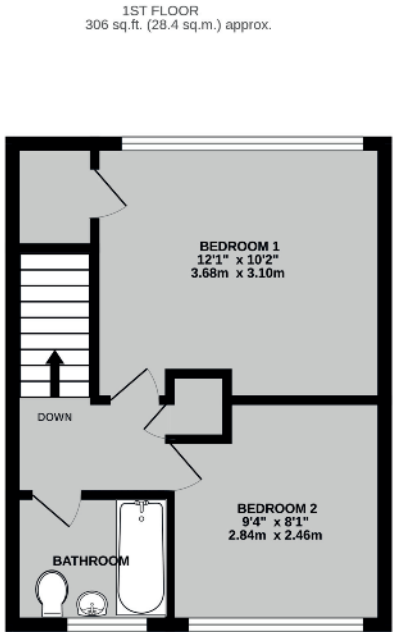
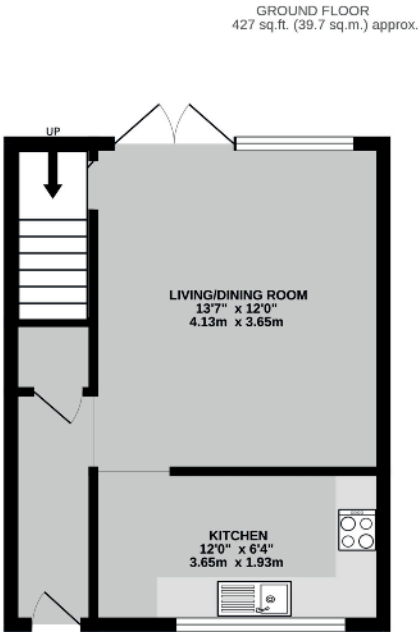
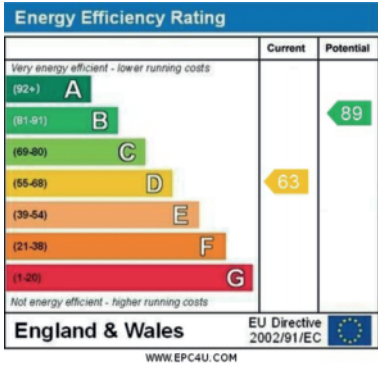
Bloxham

The village of Bloxham can be found approximately 5 miles from Banbury and offers a range of amenities including post office, choice of public houses and doctors surgery. Schooling in the village offers primary, secondary and also Bloxham private school.

Services: All Council Tax Banding: B
Authority: Cherwell District Council
Directions: From Banbury Cross proceed south west on the A361 Chipping Norton Road and upon reaching Bloxham take the second turn right into Courtington Lane. Follow this road down to the T-junction, taking the left turn into Tadmarton Road and Winters Way is on the left hand side.







TOTAL FLOOR AREA: 733 sq.ft. (68.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



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